

## Department of Planning and Zoning

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**TO:** Design Advisory Board  
**FROM:** Scott Gustin *SG*  
**DATE:** February 23, 2016  
**RE:** 16-0801CA, 152 North Prospect Street

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Zone: RL                                      Ward: 1E  
Owner/Representative:                  Jens & Annika Hawkins-Hilke / Donna Church

**Request:** Construct addition to single family home, includes new living space and garage.

### **OVERVIEW:**

The applicant is seeking approval to construct an addition to a single family home. The proposed work will include additional living space, attached garage, and new driveway. The existing home is individually listed in the Vermont State Register of Historic Places and requires review under Section 5.4.8 in addition to the design review criteria of Article 6.

### **ARTICLE 6: DEVELOPMENT REVIEW STANDARDS**

#### ***Part 1, Land Division Design Standards***

Not applicable.

#### ***Part 2, Site Plan Design Standards***

##### ***Sec. 6.2.2, Review Standards***

###### ***(a) Protection of important natural features***

The subject property contains no identified significant natural features. The site plan identifies two trees to be removed as part of the construction. Most of the existing trees will be retained.

###### ***(b) Topographical alterations***

The lot is generally flat and will remain so. No significant topographical changes are proposed.

###### ***(c) Protection of important public views***

There are no important public views from or through the subject property.

###### ***(d) Protection of important cultural resources***

The house is historically significant; however, the site itself is not. The site contains no known archaeological resources. See Sec. 6.3.2 (b) and 5.4.8.

###### ***(e) Supporting the use of alternative energy***

No alternative energy measures are included in the proposal. The proposed construction does not preclude such incorporation in the future.

*(f) Brownfield sites*

The property is not an identified brownfield.

*(g) Provide for nature's events*

The proposed construction is not extensive enough to warrant a detailed post-construction stormwater management plan. A residential stormwater management questionnaire has been completed and approved by the Stormwater Administrator. As proposed, rooftop runoff will drain onto pervious green space. The new driveway will be pervious.

As required, a construction site erosion prevention and sediment control plan has been provided. That plan and the stormwater questionnaire have been reviewed and approved by the Stormwater Administrator.

*(h) Building location and orientation*

The home is on a corner lot with North and North Prospect Streets. The front entrance faces west towards North Prospect Street. The south elevation parallels North Street. While the North Prospect Street entrance will remain, the proposed construction will effectively introduce another primary façade facing North Street, complete with new entryway and garage. As required, the 2-bay garage is set back somewhat behind the new street-facing front entry. Its width is acceptable at less than 50% of the total façade width; however, the face of the garage is not set back the required 25' from the front property line and must be adjusted accordingly.

*(i) Vehicular access*

A private driveway presently serves the home. It will be removed and replaced with a new pervious driveway. Driveway materials are not noted and must be. The proposed driveway work may require a curb cut permit from the Department of Public Works.

*(j) Pedestrian access*

The existing front entry facing North Prospect Street is connected by walkway to the public sidewalk. No changes are proposed.

*(k) Accessibility for the handicapped*

No handicap accessibility is evident in this proposal, nor is it required.

*(l) Parking and circulation*

Two parking spaces are required and will be provided within the new garage. The straight driveway will afford easy access to North Street.

*(m) Landscaping and fences*

No new landscaping is evident. The proposed home is accented with foundation gardens typical of residences. Something similar should accompany the addition. At least a basic landscaping plan is needed.

*(n) Public plazas and open space*

No public plazas or open space are included in this proposal.

*(o) Outdoor lighting*

No outdoor lighting information has been provided and must be. Presumably, at least the new doorways in the proposed addition and garage will be illuminated. Fixture cut sheets and locations need to be specified.

*(p) Integrate infrastructure into the design*

No new utility lines are evident. If any new ground-mounted mechanical equipment is proposed, it must be depicted and screened.

***Part 3, Architectural Design Standards***

***Sec. 6.3.2, Review Standards***

*(a) Relate development to its environment*

*1. Massing, Height, and Scale*

The present massing of the home includes two distinct components: the primary structure and the secondary ell. Its height and scale are consistent with those of other homes in the immediate neighborhood. Most of these homes are in the 1.5 to 2 story range and reflect an array of building forms and styles. The proposed addition will result in a much larger structure, nearly doubling its apparent size. Overall mass will be broken into 3 distinct components, thereby lessening its perceived bulk. Height will max out at 2 full stories. The resultant structure appears to be one of the larger homes in the immediate neighborhood; however, it remains reasonably consistent with the scale of the existing built environment. The proposed massing and scale are more problematic relative to the standards of Sec. 5.4.8 below.

*2. Roofs and Rooflines*

A gable roof is proposed on the addition. This roof form is consistent with the existing home and other homes in the neighborhood.

*3. Building Openings*

Fenestration in the addition departs substantially from that in the original home. Single, double, and triple-grouped casements are proposed in the addition whereas the existing home contains traditional double-hung units individually placed in a consistent pattern. While the windows in the addition need not match those in the original home, there should be at least some relationship between the two (i.e. such as the installation pattern).

*(b) Protection of important architectural resources*

The original home dates to 1850 and is included in the VT State Register of Historic Places. The home is modest in size and reflects a typical Vermont vernacular. The proposed addition will overwhelm what is to remain of the existing home. The addition will become primary, and the remaining home will sit to the side as a secondary component. See Sec. 5.4.8 for greater detail.

*(c) Protection of important public views*

See 6.2.2 (c) above.

*(d) Provide an active and inviting street edge*

The existing North Prospect Street edge will remain unchanged. As proposed, the addition will introduce a second primary frontage facing North Street. A new sheltered front entry will face North Street, although there is no walkway to connect this new entrance to the public sidewalk.

*(e) Quality of materials*

The proposed addition will be clad in fiber cement clapboards with asphalt shingle roofing and Marvin “wood ultrex” windows. Composite trim will be used. These materials are acceptable for new construction.

*(f) Reduce energy utilization*

The proposed construction must comply with the city’s current energy efficiency requirements and with the State Residential Building Energy Code. Nothing above and beyond the minimum requirements is noted in the project plans.

*(g) Make advertising features complimentary to the site*

Not applicable.

*(h) Integrate infrastructure into the building design*

No exterior machinery or equipment is proposed on the building.

*(i) Make spaces safe and secure*

The new construction will be subject to current egress requirements. Building entries should be illuminated. Lighting details are needed as noted above.

## **ARTICLE 5: CITYWIDE GENERAL STANDARDS**

### **Sec. 5.4.8 Historic Buildings and Sites**

*The City seeks to preserve, maintain, and enhance those aspects of the city having historical, architectural, archaeological, and cultural merit. Specifically, these regulations seek to achieve the following goals:*

*To preserve, maintain and enhance Burlington’s historic character, scale, architectural integrity, and cultural resources;*

*To foster the preservation of Burlington’s historic and cultural resources as part of an attractive, vibrant, and livable community in which to live, work and visit;*

*To promote a sense of community based on understanding the city’s historic growth and development, and maintaining the city’s sense of place by protecting its historic and cultural resources; and,*

*To promote the adaptive re-use of historic buildings and sites.*

*(a) Applicability:*

*These regulations shall apply to all buildings and sites in the city that are listed, or eligible for listing, on the State or National Register of Historic Places.*

The home at 152 North Prospect Street is individually listed in the Vermont State Register of Historic Places. The building dates to 1850 and is noted as a classic example of vernacular Greek Revival housing. The home was originally constructed as a rental and is noted as the only survivor of worker’s housing of the mid 19<sup>th</sup> century on this street. The listing notes the building as a simple worker’s home that is essential in maintaining the residential profile of the area.

*(b) Standards and Guidelines:*

*The following development standards, following the Secretary of the Interior’s Standards for the Treatment of Historic Properties, shall be used in the review of all applications involving historic*

*buildings and sites subject to the provisions of this section and the requirements for Design Review in Art 3, Part 4. The Secretary of the Interior's Standards are basic principles created to help preserve the distinctive character of a historic building and its site. They are a series of concepts about maintaining, repairing and replacing historic features, as well as designing new additions or making alterations. These Standards are intended to be applied in a reasonable manner, taking into consideration economic and technical feasibility.*

- 1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.*

The existing home will remain a residence.

- 2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.*

The proposed construction adversely impacts the historic character of this property.

Constructed as a worker's residence, the home is defined by simple lines and modest size.

There is the primary structure at the corner of North and North Prospect Streets. Behind is a 1-story ell, and behind that is an enclosed porch. The spatial relationships between the primary and secondary building components are clear. The proposed addition erases this relationship and results in a near doubling of the structure's perceived mass.

- 3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.*

No conjectural features are proposed.

- 4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.*

The ell set to the side of the primary structure may, or may not, be original. In either case, it contributes to the historic integrity of the home. It is distinct from the primary structure, is smaller, and is set to the side. It reflects an organic growth typical of older homes in Burlington.

- 5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.*

Materials, features, and finishes of the primary structure will remain unchanged.

- 6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials recognizing that new technologies may provide an appropriate alternative in order to adapt to ever changing conditions and provide for an efficient contemporary use. Replacement of missing features will be substantiated by documentary and physical evidence.*

This project involves no materials replacement on the primary structure. The ell will be transformed into a 2-story structure with fiber cement clapboard siding.

7. *Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.*

No such treatments are included in this proposal.

8. *Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.*

Not applicable.

9. *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale, and proportion, and massing to protect the integrity of the property and its environment.*

The proposed addition is incompatible with the existing home. While the new construction is differentiated from the original home, it wholly consumes the ell and replaces it with a full 2-story addition immediately juxtaposed besides the smaller original home. The definitive organic extension of the home from primary structure to ell to rear porch would be eliminated. In its place would be what reads as a new 2-story home connected to what remains of the original home. The transition is abrupt. Coupled with the large scale and massing of the proposed construction, the addition overpowers the remaining historic home.

10. *New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

If removed in the future, the addition would leave the primary structure intact; however, the ell would be permanently lost.

**RECOMMENDED MOTION:**

Denial per the foregoing comments and forward to the Development Review Board.